

Harbor Island Property

City of Seattle Response to Request for Information Regarding the Harbor Island Superfund Site, East Waterway Operating Unit

D. QUESTIONS

1. Identification and Association with Subject Property

- a. Provide the full legal name and mailing address of Respondent.

City of Seattle
c/o William Devereaux
Director, Environmental Management and Real Estate Division
Seattle City Light
700 5th Avenue, Suite 3316
P.O. Box 34023
Seattle, Washington 98124-4023

- b. For each person answering these questions on behalf of Respondent, provide that person's:
- i. full name;
 - ii. title;
 - iii. business address and electronic mail address; and
 - iv. business telephone number.

Jo Bruskotter
Senior Paralegal, Environmental Section
Seattle City Attorney's Office
701 Fifth Avenue, Suite 2050
Seattle, WA 98104-7095
jo.bruskotter@seattle.gov
206-233-2152

- c. If Respondent wishes to designate an individual for receiving future correspondence from the EPA concerning the EWOU, please indicate so here by providing that individual's name, mailing address, electronic mail address, telephone number, and fax number.

Pete Rude
Senior Sediment Scientist
Seattle Public Utilities
700 5th Avenue, Suite 4900
Seattle, WA 98104-4018
pete.rude@seattle.gov
206-733-9179
Fax: 206-684-4631

- d. Provide the address of each Subject Property, the time period when Respondent held any ownership or other interest in the Subject Property, and the type of interest held.

From 1957 to 1985, Seattle City Light owned property on Harbor Island at the southeast corner of the intersection of 13th Avenue Southwest and Southwest Hanford Street. The property, with the former address of 1141 Southwest Hanford Street, comprised part or all of King County Parcel 7666702058. Existing records indicate that no operations were conducted by City Light on the property, but tenants may have used the site for storage.

- e. Identify all materials used or created by Respondent's activities or operations at each Subject Property.

No materials were used or created at the Harbor Island property.

- f. Provide copies of all documents regarding the ownership or environmental conditions of the Subject Property, including, but not limited to, deeds, sales contracts, leases, surveys, investigations, sampling, reports, blueprints, "as-builts," and photographs.

Responsive documents have been produced and indexed.

- g. Provide information on the condition of the Subject Property when purchased or at the beginning of the relevant time period; describe the source, volume, and content of any fill used during the construction of the buildings, including waterside structures such as seawalls, wharves, docks, or marine ways.

The subject property is on Harbor Island, which was built with fill from sluicing Beacon Hill and from Duwamish River dredge spoils. The City has no other information on fill or the condition of the property when it was acquired.

- h. Describe the activities or operations at each Subject Property including:
- i. the date such activities or operations commenced and concluded; and
 - ii. the types of activities or operations performed at each Subject Property, including but not limited to the use, storage, or disposal of any materials in an outdoor location.

The City acquired the property in 1957 with the intention of erecting a distribution substation, but records indicate there was never a substation on the site.¹

¹ SEA EWW_00009238, Ordinance 106538, 1957; SEA EWW_00009233, at SEA EWW_00009234 (2), Ordinance 106880, 1977; SEA EWW_00008676, at SEA EWW_00008711-714 (35-39), 1960 Power System Information report; SEA713490, at SEA713535-539 (46-50), SCL 1971 Power System Information report.

A 1987 analysis of Seattle Iron and Metals Company's (SIMC) Harbor Island 104(e) response states that the company leased Parcel 7666702058 "from June 1968 to November 1977 for the purpose of trailer and vehicle storage."² A 1992 environmental report on SIMC's Harbor Island operations repeats the lease information,³ but the City has found no other records documenting the lease.

A 1977 City ordinance authorized sale of the property, stating that it was surplus.⁴ In 1978 the City entered a real estate contract for the property with Line Construction Supplies, Inc., and in 1985 a quit claim deed was granted by the City to Line Construction Supplies.⁵

- i. Describe each release of materials at or from a Subject Property, including the type and quantity of the materials, the location of the release, the impacted media, and the response.

The City has no record of spills or releases during the relevant time period.

- j. Provide information on past dredging or future planned dredging in the EWOU.

The City did not dredge or arrange to have dredged any part of the East Waterway in association with the Harbor Island Property.

- k. Provide all documents pertaining to the use, storage, or disposal of any hazardous substances, pollutants, or contaminants at the Subject Property.

The City has no records regarding the use, storage, or disposal of hazardous substances, pollutants, or contaminants at the site.

- l. Provide all information on electrical equipment used at the Subject Property, including transformers or other electrical equipment that may have contained polychlorinated biphenyls (PCBs).

A search of department files, record repositories and the City's electrical equipment database returned no information or documents indicating that electrical equipment was on or at the property when it was owned by the City.⁶

- m. Provide information on the type(s) of oils or fluids used for lubrication of machinery or other industrial purposes, and any other chemicals or products

² SEA EWW_00009246, at SEA EWW_00009247 (2), SIMC 104e analysis, 1987.

³ SEA EWW_00009157, at SEA EWW_00009169 (13), Emcon SIMC report, 1992.

⁴ SEA EWW_00009233, at SEA EWW_00009234 (2), Ordinance 106880, 1977.

⁵ SEA EWW_00019743, at SEA EWW_00019745, 747 (3,5), Line Construction Supplies property transactions.

⁶ SEA EWW_00008676, at SEA EWW_00008711-714 (35-39), 1960 Power System Information report; SEA713490, at SEA713535-539 (46-50), SCL 1971 Power System Information report; Pers. Comm. w/E. Tremaglio, 1/26/2022.

which are or may contain hazardous substances, pollutants, or contaminants which are or were used at the Subject Property.

The City has no records regarding the use, storage, or disposal of hazardous substances, pollutants, or contaminants at the site.

- n. Provide any Subject Property drainage descriptions plans or maps that include information about storm drainage which includes, but is not limited to, above or below surface piping, ditches, catch basins, manholes, and treatment/detention or related structures including outfalls. If available, also include information about connections to each sanitary sewer.

City files, repositories and databases contain few records regarding engineered drainage at the property at the time it was owned by the City.

A side sewer record shows that a new drainage connection at 1141 SW Hanford Street was inspected in 1978.⁷ The side sewer map shows one connection from a building to the sanitary line on SW Hanford Street and one catch basin connecting to the storm line on SW Hanford, but it is not clear from the map when the building or connections were first present on the site.⁸ The record lists the property owner in 1978 as Jack Pruzan.⁹ The property is currently owned by the Port of Seattle, and area streets, structures and drainage no longer match the historical side sewer map.¹⁰

- o. With respect to past activities or operations at each Subject Property, provide copies of any stormwater or drainage studies, including data from sampling, conducted at the Subject Property. Also provide copies of any Stormwater Pollution Prevention or Maintenance Plans or Spill Plans that may have been developed for different operations during Respondent's occupation of the Subject Property.

No records responsive to this question have been located.

- p. Describe each underground storage tank present at any time on a Subject Property, including but not limited to the size and location of the tank, the materials stored in the tank, the time period of use, whether any material leaked from the tank, the type and quantity of leaked material, and the response to the leaked material.

The City is not aware of any underground storage tanks on the property, and the site address is not listed in the Department of Ecology's Regulated UST database.¹¹

⁷ SEA EWW_00019750, SS Card 4360 front; SEA EWW_00019749, SS Card 4360 back.

⁸ SEA EWW_00019750, SS Card 4360 front; SEA EWW_00019749, SS Card 4360 back.

⁹ SEA EWW_00019749, SS Card 4360 back.

¹⁰ City of Seattle GIS, at [DSO Water & Sewer Map \(seattle.gov\)](https://www.seattle.gov/DSO/Water-Sewer/Map), accessed 3/1/2022.

¹¹ UST database, at [Regulated USTs, Active & Inactive Facilities \(wa.gov\)](https://www.ecy.wa.gov/Program/RegulatedUSTs), accessed 3/1/2022.

- q. Provide the names and last known address of any tenants or lessees, the dates of their tenancy and a description of the activities or operations they conducted while present at the Subject Property.

Per a 1987 report on Seattle Iron and Metals Company, the City leased the subject property (Parcel 7666702058) to SIMC “from June 1968 to November 1977 for the purpose of trailer and vehicle storage.”¹² A 1992 environmental report on SIMC's Harbor Island operations repeats information from the 1987 report,¹³ but the City has found no other records documenting the lease.

- r. If Respondent, its parent corporation, subsidiaries or other related or associated companies have filed for bankruptcy, provide:
- i. the U.S. Bankruptcy Court in which the petition was filed;
 - ii. the docket numbers of such petition;
 - iii. the date the bankruptcy petition was filed;
 - iv. whether the petition is under Chapter 7 (liquidation), Chapter 11 (reorganization), or other provision; and
 - v. a description of the current status of the petition.

The Respondent, City of Seattle, has not filed for Bankruptcy.

- s. If not already provided, identify and provide a last known address or phone number for all persons, including Respondent's current and former employees or agents, other than attorneys, who have knowledge or information about the generation, use, purchase, storage, disposal, placement, or other handling of hazardous substances, pollutants, or contaminants, or transportation of hazardous substances, pollutants, or contaminants to or from, the Subject Property.

All information provided in this response was derived from documents. The City disposed of the Harbor Island property over 35 years ago; thus, the City is not able to locate witnesses with personal knowledge of the facility. Seattle City Light personnel reviewed department files and the City's electronic equipment database but found no records or information relating to equipment or hazardous materials on the site.

¹² SEA EWW_00009246, at SEA EWW_00009247 (2), SIMC 104(e) analysis, 1987.

¹³ SEA EWW_00009157, at SEA EWW_00009169 (13), Emcon SIMC report, 1992.